

LAND AUCTION

14.75 AC± | 1 TRACT | BARREN CO, KY



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/25/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: MEMORABLE MOMENTS EVENT VENUE

201 W WATER ST, GLASGOW, KY 42141

This 14.75± acre property features a newly remodeled one-level brick home and functional farm improvements suitable for livestock, equestrian use, or rural residential living. The home is set back from the road and accessed by a blacktop driveway, offering separation from traffic while maintaining convenient access to nearby town amenities.

The residence includes approximately 2,200 square feet of living space and was extensively remodeled in 2024. Updates include interior finishes, fixtures, and improvements throughout the home. A new roof was installed in 2023, and new windows and gutters were added in 2025. The home offers five bedrooms and two updated bathrooms. Two of the bedrooms may be reconfigured into a larger primary suite or an office, depending on the buyer's preference.

Interior features include an open living and dining area with exposed wood beams, a vaulted entryway, granite countertops in the kitchen, pantry storage, and tile showers and flooring in both bathrooms. The layout provides flexibility for a variety of household needs. A Blink camera security system is installed and will convey with the property.

Outdoor improvements include landscaped yard areas and a 52-inch-by-24-foot above-ground pool located behind the home. The surrounding acreage consists of fenced pastureland with rolling terrain suitable for grazing livestock such as horses, cattle, or sheep. Fencing includes high tensile and barbed wire, along with additional sheep or cattle fencing behind the barn.

A 40-foot by 60-foot barn provides four stalls, a 12-foot overhang for equipment or hay storage, and a 12-foot by 40-foot loft area with shelving. The barn was remodeled and painted in 2025, and it now includes a new roof. An additional outdoor shed offers storage for tools and equipment. Blackberry bushes are established on the property and produce seasonally.

The acreage provides open pasture along with views of the surrounding countryside. Wildlife, including deer, is commonly observed in the area. The property may be suitable for small-scale farming, boarding animals, gardening, or general rural living, subject to local regulations and buyer verification.

All prospective purchasers should verify acreage, utilities, zoning, boundary lines, fencing, and intended uses during their due diligence period.

Taxes: \$974.28
Possession: At Closing
Survey Needed?: No survey needed
Brief Legal: 14.75± acres 360 Lick Branch Rd Glasgow, KY 42141 DB 365 PG 623 Barren Co KY 112-17B
PIDs: 36.9674, -85.8623
Lat/Lon: 42141
Zip Code:

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
DANE DRISCOLL, AGENT: 270.765.8345 | dane.discoll@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (237494) | Dabbie Laux, Ranch & Farm Auctions, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Dave Skinner, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.791.3705 | Cody Lowderman, KY Auctioneer, RP 3502



TRACT 1
14.75
ACRES ±

14.75 AC± | 1 TRACT | BARREN CO, KY
LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/25/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: MEMORABLE MOMENTS EVENT VENUE
201 W WATER ST, GLASGOW, KY 42141



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
DANE DRISCOLL, AGENT: 270.765.8345 | dane.discoll@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (237494) | Dabbie Laux, Ranch & Farm Auctions, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Dave Skinner, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.791.3705 | Cody Lowderman, KY Auctioneer, RP 3502